



Home of Waterville Valley Resort

WATERVILLE VALLEY PLANNING BOARD
Summary of the Minutes for the
Regular Planning Board Meeting
Held on Thursday September 14, 2017 at 8:00 am

- **Chairman Terry Waite called the meeting to order at 8:00 am**
- **Roll Call and seating of alternates**
 - Full members in attendance: Chairman Terry Waite, Richard Rita, Wendi Rathgeber, Bill Larsen Ex-Officio, Nancy Knight, John Recine, Cyndy Piekos
 - Alternate Members in Attendance:
 - Members Absent:
 - Alternate Members Absent:
 - Alternates Seated:
 - Public in Attendance: Mark Decoteau, Chris Hodges, Brooke Wakefield
- **Review and Acceptance of Minutes from August 10 , 2017 Meeting**
 - Mr. Larsen made a motion to accept the regular meeting minutes of August 10, 2017 with amendments.
 - Motion seconded by Ms. Rathgeber
 - Motion carried by unanimous vote.
- **NEW BUSINESS**
 - 20-year CIP
 - Mark Decoteau presented the 20-year CIP plan to the Board.
 - Mr. Decoteau explained the various handouts that were shared with the board.
 - Discussion on various infrastructure repairs (roads and bridges, Corcoran Pond maintenance) and funding. Further discussion on the maintenance for the pond. The last time it was dredged was 2009.
 - Discussion on how best to handle getting it across, when voting on various items, that these are items needed to support the town administration. Mr. Decoteau explained the problem with borrowing money versus reserves. Mr. Waite said for purchases of large objects he believes bonding is better as payment occurs during or after the purchase; payment is being made while the advantage of the purchase is happening.
 - Mr. Larsen said we, as a town, need to communicate that we have to be able to afford the things we are buying, rather than just spend (much like one's own household budget).
 - Mr. Decoteau said they don't want their budget going up and down as it causes problems with the tax rate. We try to show level spending (on the chart). If we have \$100,000 swing in total debt it causes the tax rate to go up and down. The goal is to level off the line (as shown on chart).

- Mr. Larsen questioned the amount dedicated to maintaining the water/sewer treatment plant. He stated he feels we are underestimating the cost to maintain the existing town structures. He continued the same applies to the town's other buildings yet we want to spend money on the pond. Mr. Decoteau answered he would love to be able to spend money on the town's buildings but whenever he asks for money it gets voted down. The windows at the town office are 35 years old, the town office also needs a perimeter drainage system as the lower floor floods whenever it rains hard (causing carpet replacement), the fire dept. needs an additional bay.
- Ms. Piekos commented the population in the town has gotten older and that age group doesn't like to spend money. Mr. Decoteau said they have been trying to get renovations/repairs done since 2006 but they always get voted down. When they did this 20-year plan they looked at what the absolute need is (renovations and an additional bay) which is what led to the item of \$500,000. Building all new would be ideal but it isn't realistic to put it into the CIP since it has been turned down twice. Same with water/sewer lines. All the lines are currently in decent shape. They did put \$250,000 in the CIP as there might be a small section of lines they might have to replace.
- Mr. Waite added maintenance to the town office/public safety building needs to be done – that is required. What line item is that covered under. Mr. Decoteau answered it's in the operating budget. The funds get voted in each year. At some point the town office building will no longer be able to be maintained. Mr. Larsen added all capital items have a life – they don't last forever.
- Mr. Larsen said the trails are as important as the ladder truck. He stated he feels it's unrealistic to just say that stuff doesn't need to be worried about.
- Mr. Larsen commented he is of the opinion the town needs to spend a lot of money as the town is 40+ years old and the town has aging infrastructure. The town is not maintaining things that bring people into town. Ms. Piekos agreed with him. She suggested that perhaps if we start with the infrastructure and bring it to the town and make them understand this needs to be done perhaps that will help as it is something we need to do.
- Mr. Decoteau suggested a total capital cash/bonding number and that instead of doing the project list the PB could give them a number (such as \$2.50 on the tax rate) which would equate to the cash/bonding they could go back and see if that creates extra cash. In order to level out the amount what project/upgrades could we do. This money could be saved up for several years and be used as needed.
- The board likes this idea. They could go back and look at the history of what has been spent on what. It is agreed that sooner or later they are going to have to do something.
- Ms. Piekos commented the question is...do we want this town to survive.
- It is up to the planning board to state the priorities needed. For example does the town really need a ladder truck, or should that money be spend on a new trail system. Mr. Larsen said his goal is to make property values go up and to attract people to visit and/or move to the town. Mr. Decoteau responded the planning board needs to tell him what its priorities are.
- *Planning Board members agree on the amount of \$2.75 on the tax rate.*
- Ms. Piekos said she thinks the projects we do should be visual so people in the town can see what we are spending money on.
- Now it will be up to the Planning Board to make a list of priorities. Mark said this will be a starting point and then he will add to the plan he shared to bring them to a consistent \$2.75 year after year on spending.

- Mr. Waite said to address the original concern is what is really required over the next 20 years, and the Planning Board will add onto that.
 - Ms. Rathgeber mentioned sidewalks and signage being needed items. Mr. Larsen said making this town pedestrian friendly is also a need. We should try to get that done. There are rough cost estimates in the Pedestrian Study which were supplied by engineers. Mr. Decoteau mentioned extension of hiking trails around town and lighting. Ms. Rathgeber said another thing that was mentioned was linking the north end of town with the center.
 - Chris Hodges mentioned smaller projects that are needed which don't require studies, such as the bridge over the dam. It needs to be dressed up and made to look inviting.
 - Mr. Decoteau's list: Entrance to the town, pedestrian-friendly nature of the town which includes sidewalks and bike paths, signage, the town center with the path around Corcoran's Pond along with the lighting, beautification items, trail system connecting the center of town with the north end, landscape
 - Mr. Larsen left the meeting temporarily.
 - During the review of CIP totals, Mr. Waite said that the presentation of the figures is confusing for the average voter. The total line includes bonding and cash amounts, but it does not reflect the actual amount which is being appropriated in any one year. Bond amounts are paid back over ten or twenty years but the total expense is being shown in one year. Mr. Decoteau agreed to delete the total line. He will also insert a line which shows the actual amount being budgeted each year to fund capital projects paid for all in that year as well as the amount being budgeted to make principal and interest payments on all town bonds in that year. Mr. Decoteau will also show the anticipated amount of the tax rate which will be used to fund these expenditures and compare that to the \$2.75 of the tax rate discussed above.
 - The list reflects only what people see. Capital replacement needs consideration as well. Mr. Decoteau asked if they want him to capture items in those. Mr. Waite answered sooner or later some of these items will need to be replaced. He continued that the department heads know this.
 - Will revisit this at the October meeting with the updated CIP.
- **OLD BUSINESS**
 - **Review on Signs**
 - Mr. Larsen said they had two meetings in which they covered the details. He shared the updated document with the board. He requested all the board members read the updates suggestions, have Mr. Decoteau send it to town counsel for review and then schedule a public hearing for the October meeting.
 - Mr. Decoteau said November or December was timely for the public hearing. He requested the board members to email minute taker or himself with their comments.
 - Board members agree with Mr. Larsen's suggestion.
 - **COMMITTEE REPORTS**
 - Ms. Rathgeber states that the engineer is creating plans and there will be plans that include the possible cross sections of the gateway into the town.
 - **COMMUNICATIONS**
 - North Country Council Workshops that are available to board members.

- Updated Planning Board Rules and Procedures containing new electronic participation procedures given to the Board.
- Mr. Larsen updated the board about the Forest Service's Wanosha plan. There were two suggestions that came up that impact the valley. Smart's Brook mountain bike trail network – it was suggested this is one of the best networks and lacks beginner trails. A biking group would like to see this biking trail system connect to Waterville Valley. There is a parking problem for trail heads. The other item was there should be more camping available for RVs at the National Forest campground in Waterville Valley, which would require different hookups.
- Mr. Larsen suggested, at the meeting, to simply fix Tripoli Rd. He got the impression that isn't going to be happening any time soon and it wasn't part of the scope of the workshop.

- **Adjournment**

Mr. Larsen made a motion to adjourn the meeting 10:10 am.

Ms. Knight seconded the motion

All in favor

Respectfully submitted,

Mary Pelchat

Planning Board Assistant

Waterville Valley Town Office